



Kedleston Drive
Ilkeston



Property Description

*** Attention First Time Buyers ***

Early viewing comes highly advised on this charming two double bedroom, semi-detached property. Situated in a popular location, benefiting from a dining kitchen and a driveway providing off street parking. In brief property comprises entrance hall, spacious living room and dining kitchen with french doors leading to the rear garden. To the first floor, the landing gives access to the two bedrooms and well presented family bathroom.

Outside, the property is set back from the road with a driveway providing off street parking and double gated side access leading to the rear garden. Low maintenance rear garden with patio, decking area and garage.

Entrance Hall

Entrance through a double glazed door to the side elevation, uPVC double glazed window to the side elevation and door to living room.

Living Room

14' 1" x 12' 9" (4.29m x 3.89m)

With wood effect flooring, central heating radiator, TV point, under stairs storage cupboard, stairs to the first floor, uPVC double glazed window to the front elevation and door to the dining kitchen.

Dining Kitchen

12' 9" x 8' 8" (3.89m x 2.64m)

Fitted with a range of wall and base units, work surface with inset sink. Integrated double oven, electric hob with extractor over, integrated washing machine, integrated microwave, space for fridge freezer, space for slim line dishwasher, tiled splash-backs, wood effect flooring, uPVC double glazed window to the rear elevation and a uPVC double glazed french door to the rear elevation opening to the rear garden.

First Floor

Landing

With carpet flooring and doors to the two double bedrooms and bathroom.

Bedroom One

11' 3" x 8' 9" (3.43m x 2.67m)

With wood effect flooring, central heating radiator and a uPVC double glazed window to the rear elevation.

Bedroom Two

12' 9" x 9' 6" (3.89m x 2.90m)

With wood effect flooring, central heating radiator and a uPVC double glazed window to the front elevation.

Bathroom

Three piece suite comprising panelled bath with shower over, vanity wash basin, low level WC, tiled splash-backs, storage cupboard, wood effect flooring and a uPVC double

glazed obscure window to the side elevation.

Outside

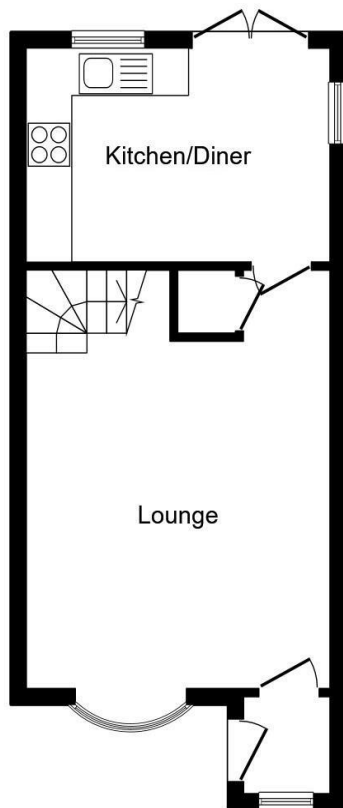
Outside the property is set back from the road with a driveway providing off street parking and double gated side access leading to the rear garden. Low maintenance rear garden with patio, decking area and garage.

Garage

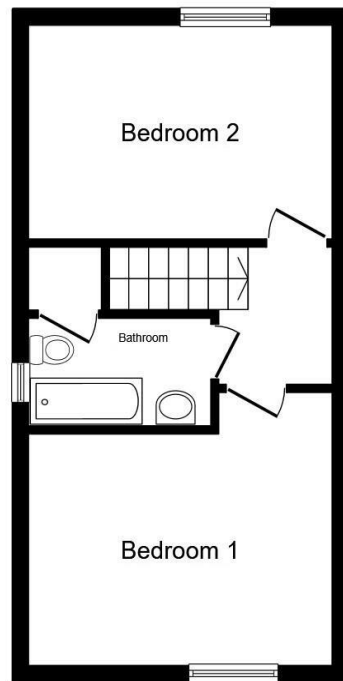
Having double doors and window to the side elevation.



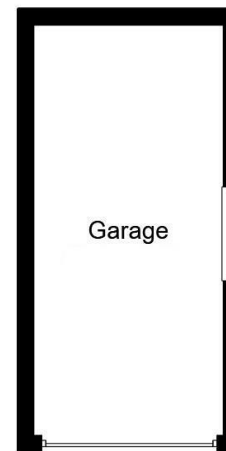




Ground Floor



First Floor



Garage

Total floor area 79.9 sq.m. (860 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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To view this property please contact Hall & Benson on

T 01773 715050
E heanor@hallandbenson.co.uk

13 Market Street
HEANOR DE75 7NR

EPC Rating: D

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Tenure: Freehold



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Awaiting Photograph